

No. S. E. Rohtak Circle/PWD/B&R/No. 28RA/6/514.—Whereas it appears to the Governor of Haryana that land is required to be taken by Government, at the public expense for a Public purpose, namely, "constructing Nizampur Khetri to village Napla in Mohindergarh District" it is hereby declared that the land described in the specification below is required for the above purpose. 7

This declaration is made under the provision of Section VI of the Land Acquisition Act I, 1894, to all whom it may concern and under the provisions of section 7 of the said Act, the Land Acquisition Collector, Haryana, Public Works Department, Buildings and Roads Branch, Ambala Cantt., is hereby directed to take orders for the acquisition of the said land.

Plans of the land may be inspected in the offices of the Land Acquisition Collector, Haryana, Public Works Department, Buildings and Roads Branch, Ambala Cantt. and Executive Engineer, Construction/Provincial Division, Haryana, Public Works Department, Buildings and Roads Branch, Narnaul.

Serial No.	District	Tehsil	Village	Area in acres	Remarks
1	2	3	4	5	6
1.	Mohindergarh	Narnaul	Napla	2.90	Mustatil No. 2, Killa No. 15, 16, 17, 25/1, 25/2, 27. Mustatil No. 3, Killa No. 5/1, 5/2, 5/3, 6. Mustatil No. 4, Killa No. 1/2, 10/1, 10/2, 11/2, 11/1, 20/1, 20/2, 20/3, 21, 22. Mustatil No. 6, Killa No. 1, 2, 9, 10, 12/1, 12/1, 18, 19, 22, 23. Mustatil No. 11, Killa No. 2, 3, 7, 8, 13, 27. Khasra No. 75, 181, 183, 106, 101, 102, 103, 104, 182.

(Sd.) . . .
Superintending Engineer,
Rohtak Circle, P.W.D., B&R.

TOWN AND COUNTRY PLANNING DEPARTMENT

The 15th February, 1978

No. 1116-2 T.C.P. 78.—In exercise of the powers conferred by sub-section (7) of Section 5 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan along with the restrictions and conditions applicable to the controlled Areas covered by it (given in annexure A&B to the Development plan) at Bahadurgarh.

DRAWING

(1) Drawing No. RTP (R) 772/77, dated 4th July, 1977

(2) Drawing No. RTP (R) 720 /76 (Published in Haryana Government Gazette, dated 24th December, 1976,—vide notification No. 5853-2-TCP-76/10138).

ANNEXURE 'A'

Explanatory note on the final Development plan of Bahadurgarh.

INTRODUCTORY

Bahadurgarh situated on the 18th Mile of Delhi Hissar Road is one of the 4 towns proposed to be developed as ring towns as per recommendations of the Delhi Master Plan, the other towns being Faridabad, Gurgaon and Sonapat. The development of these towns has been recommended by the Delhi Master Plan with a view to

share the pressure of population which is migrating into Delhi. In fact, these towns are situated within the immediate metropolitan influence of Delhi. As per recommendations of the draft regional plan, which was approved by the High Powered Board in September, 1973, the eight priority towns located in the Haryana sub-region were to accommodate 13 lacs population by 1981—the Bahadurgarh share being 0.75 lacs (75,000), whereas the other three ring towns, viz. Faridabad, Sonapat and Gurgaon, the population assigned was to the tune of 3.5 lacs, 2.00 lacs and 1.0 lacs by 1981 respectively. This presumption was made keeping in view the then trends of this town and of the difficulty of water-supply. However, because of the proximity of Bahadurgarh to Delhi, it has experienced steep rise in population. From the 1951 population of 11,000 the population rose to 15,000 in the year 1961 and 26,000 in the year 1971, thus showing an increase of 25 per cent during decade 1951—61 and 72 per cent during decade 1961—71. Out of a total working force of 7,000 to 8,000, there are 1,000 workers travelling to Delhi and back every day. The geographical location of this town vis-a-vis Delhi obviously outweigh its disadvantage of water-supply. Provided this difficulty is tackled, there should be no difficulty in developing this town for a higher population and really viable size, say of the order of about one lac by the year 1991. Therefore, the approach to the preparation of development plan is based on this assumption.

According to the recommendations of the Delhi Master Plan, Regional Plan for N.C.R., apart from other urban activities within a town, the special function of such a town will be to accommodate manufacturing industries and Central Government Offices. Though no definite population figures or land requirements have been indicated in a town like Bahadurgarh, it is possible that Central Government may require as much as 75 acres of land for Government Offices employing a population of nearly, 5,000 Government workers and a total population of nearly 15,000 to 20,000 for this purpose.

Existing Physical Features of the Town

In 1951, there was practically no industry within this town and the town primarily functioned as a sort of small market town for the adjoining rural areas. Apart from its situation on the Delhi-Hissar Road, it is connected by road to Jhajjar and Najafgarh in Delhi Area. The existing town is in two units, the old town and the mandi; the old town is situated on the south of the Delhi-Hissar Road while the mandi is situated towards the north between the Railway line and the Delhi-Hissar Road. Consequently the intervening area has been subject to all sorts of petty speculative ventures in the sub-division of land in all sorts of self-determined lay-outs and sale of plots irrespective of the physical conditions of the land and without any regard for provisions of minimum facilities for water-supply or drainage. Much of this activity is within the municipal limits and obviously due to the ineffective control of the local authority.

The Government under the rehabilitation programme set up an industrial area of about 100 acres in 1951 which is the only planned feature. It is, however, having no organised system of water-supply and practically no drainage. It is in view of this that the Bahadurgarh Industrial Area has comparatively not flourished as much as other industrial areas in the rest of the State. The only sizeable and active industries in the town are of the two important concerns, namely, the Hindustan Sanitary Wares and Hindustan National Glass Co. Following table gives statistics about the number and nature of industries, though most of them are functioning on improvised standards:

Type of Industries	Industries developed during the year 1950	Industries developed during 1951—61	Industries developed during 1961—65	Industries developed during 1965—74	Total
1. Large Scale	..	1	3	4	8
2. Medium Scale	..	1	5	3	9
3. Small Scale and Service Industries	1	36	41	260	337
Total	1	37	49	267	354

Outside the municipal area, i.e., near the border there has also been some petty speculative sub-division of land of the same standard as in the municipal area, one of which is nearly 100 acres and styles itself as the Modern Industrial Estate. Also after the notification of this area as a controlled area, there has been some unauthorised building activities, on both sides of Delhi-Hissar Road.

Land Drainage

The area is traversed by two land drains, namely, West Juan drain and Mungeshpur drain. Due to these drains during the rainy season, quite a lot of the area used to get flooded. As a result of the construction of the diversion drain No. 8 this defect has been removed to a great extent, but near the junction of the two drains, the water still overflows into adjoining area because the Mungeshpur drain is not deep enough. As such, this part of the area is unfit for development unless the Mungeshpur Drain is remodelled. This area is situated almost near the Delhi-Haryana border and contains the so called Modern Industrial Estate referred to above. Because of such 'out let' problems, the P.H. Engineers are also of the view that storm water drainage (as distinct from foul water sewerage) will have to be surface drains and not underground.

Sanitary and Physical Conditions

The town is partially served with sewerage scheme. The Mandi area and a part of the old town is at present covered under the sewerage scheme. However, there is a proposal for underground sewerage for industrial area set up under rehabilitation programme. Administrative approval to the scheme stands accorded by the Government and the work is under progress. At present there is a proposal to construct a temporary disposal works near the junction of circular road with Najafgarh road. Final disposal works will, however, be constructed on Najafgarh road near Haryana-Delhi border. After treatment, the effluent will be carried in open channel and will be finally disposed of into Mungeshpur drain.

The physical condition of houses and shops within the town is of very low standard and various urban uses are mixed up with one another resulting in chaotic growth.

Water-supply

The local sources of water-supply are all brackish and inadequate, but very recently the M.C. through the P.H. Department has set up a water-works which is fed (but still inadequately) from the irrigation channel passing by the side of the town. It is reported that this system of water-supply is comparatively expensive. Provision of water-supply, therefore, imply (a) remodelling of this channel so as to feed a discharge of 35 cusecs, and (b) initial cost in the construction of general development works like storage and reservoirs. It is contemplated that whereas objective (a) would be achieved in gradual stages with the completion of the Beas-Sultej link, considerable investment will be needed on (b) above.

Contrary to these physical conditions, Bahadurgarh is comparatively better equipped with medical and educational facilities. It has one civil hospital, one health centre and a number of dispensaries. On the educational side it has two Degree Colleges, one Technical Institution, five Higher Secondary Schools and four Primary Schools. Apart from this, big concerns like Hindustan Sanitary Wares and Hindustan National Glass have made their own arrangements for primary school education for the children of their employees. It has one Cinema, three post-offices, and is served by about five banks, primarily because it is market centre.

PROPOSALS

Site of the proposed Town and Population

As explained above, the Delhi-Hissar road passes through the middle of the town. With the expansion of the town, the traffic conditions on this road vis-a-vis desirable traffic flow on a national highway will become more aggravated. Keeping this in view an outer periphery road V-I towards south has been proposed. The proposed boundary of this road is such that it roughly contains an area which will accommodate a population of nearly 1,00,000. In a new town where the growth is to be promoted through induction of economic development no conceivable formula can govern the population. It will depend upon the extent of economic development, inducted within the town. Therefore population has to be fixed more or less on *ad hoc* basis. With 1971 population of 26,000 it is presumed that one lac population by 1991 should be the target aimed at. If the water-supply position considerably improves and the functioning of this town is re-oriented, the development plan be revised subsequently.

Location of Urban Land Uses

Because of the narrow belt of land which lies between Delhi-Hissar road and the West Juan Drain and further up the railway line the scope for expansion of this town towards the north of the Delhi-Hissar Road is very limited. The land towards the east especially near the border is limited and consequently, most expansion has to be sited towards the south-west of the Delhi-Hissar Road.

In the belt of land which lies towards the north of Delhi-Hissar Road, the broad features are as under :—

- (i) A small belt of land across the West Juan Drain near existing industrial Estate has been proposed for extension as an industrial area.

- (ii) The area adjoining the Hindustan Sanitary Ware and Hindustan National Glass has also been treated similarly.
- (iii) Two pockets of land already subject to haphazard development within the municipal limits have been zoned for residential use.
- (iv) Apart from this approximately 130 acres (52 hectares) to the west of village Sankhol, 318 acres (128 Hectares) lying on the east of Hindustan National Glass up to the border between Delhi-Hissar road and the railway line have been zoned for industrial use.

The broad features of the new proposals towards the south of the D.H.S. road are as under :—

- (i) The fringe of land situated on the Delhi-Hissar road is already full of shops etc. this provision because of its favourable situation has been retained along with a larger and consolidated area which has been zoned for commercial use.
- (ii) There is no truck-stand at Bahadurgarh and the Delhi-Hissar road is littered with trucks at this moment. An area of approximately 88 acres (35 hectares) has been reserved for warehousing which *inter alia* will also include a site for a truck-stands.
- (iii) On Jhajjar road an area of 76 acres (30 hectares) to the west of irrigation minor has been reserved for waterworks.
- (iv) Because of the existing use such as water works etc. the area on the west of existing town and south of the proposed commercial centre measuring approximately 174 acres (70 hectares) has been zoned as an open space, i.e., a town park.
- (v) On the southern flank of this open space, an area of 100 acres (40 hectares) has been provided for public and semi-public uses. This zone may contain institutions of local as well as regional importance which may inevitably require to be located, if the town is developed on the scale envisaged.
- (vi) The residential use has been provided in the rest if the area proposed to be urbanised.
- (vii) Keeping in view the decision of the Government to regularise the existing Modern Industrial Estate near the Delhi Border and to exploit the potential of this area and to encourage the shifting out of the smaller non-conforming industrial uses from Delhi an area measuring approximately 500 acres (200 hectares) between Delhi border and Mungeshpur drain has been zoned for industrial use. In order to meet the cost of the provision of necessary infrastructure such as roads, street lighting, storm water drainage etc. the existing industrial units both in the Modern Industrial Estate and outside will have to pay the proportionate development charges before these industries are regularised.

In addition an area of approximately 70 acres (27 hectares) on the west of the Mangeshpur drain has been kept as under-termined zone in order to meet the with any unforeseen demand.

- (viii) Beyond these unbanisation proposals, the rest of the area has been zoned as Agriculture. The regulations governing the Agriculture *inter-alia* ensure—

- (a) that all building ancillary to agricultural development will be allowed including farm houses ; and
- (b) non-conforming uses such as industry and colonisation existing prior to the material date will be allowed to remain subject to provisions of necessary services etc. (Relevant zoning regulation explains these points in detail).

In the preparation of development plan effort has been made in integrating the proposed development with the existing town. Various major land uses shown on the development plan are in respect of controlled area.

Major Road System

It will also be seen that various major and uses are contained within a frame work of major road system from where access to various sectors will be only from specific points. Access to individual plots will be scaled from such roads. As in the case of Chandigarh and Faridabad, the road system has been classified as V-1, V-2 and V-3 etc. according to their functions, details of which have been given in the zoning regulations. The development plan shows only the major road system. The internal roads within a sector will be provided in detailed sector lay out.

Extent of land uses

The urbanisation proposals cover an area of 3,922 acres (1,588 Hectares) as under :—

	Proposed		Existing	
	Acres	Hectares	Acres	Hectares
1	2	3	4	5
1. Residential ..	1,420	(575.10)	298	(120.69)
2. Commercial ..	222	(89.91)	..	..
3. Industrial ..	1,010	(409.05)	180	(72.90)
4. Transport and Communication—				
(a) V-1 Road ..	130	(52.65)	..	..
(b) Other roads including National Highways ..	182	(73.71)	..	..
5. Public Utilities ..	76	(30.78)	..	..
6. Public and Semi-public ..	100	(40.50)	..	..
7. Open spaces—				
(a) Town Park ..	174	(70.47)	..	..
(b) Green belt along V-1 Road ..	60	(24.30)	..	..
(c) Green belt along other roads and drains ..	70	(28.35)	..	..
Total ..	3,444	(1,394.82)	478	(193.59)

The addition of an area of nearly 1,010 acres (409.05 hectares) for industry against the existing land use of nearly 180 acres (72.90 hectares) will, on a density of 20-workers per acre, provide for an additional employment potential in manufacturing industries to the extent of nearly 20,000 workers. As envisaged in the Delhi Master Plan, Commercial area will also include an area of 75 acres (30.37 hectares) for Central Government offices which will provide a further employment to 5,000 workers. A population of 1,00,000 should normally contain a working population of nearly 35,000. Thus the remaining population will be absorbed in local employment such as shopping, transport, building trade, etc.

There is very little room for expansion of residential facilities within the existing town which is no more than an overgrown village. It has no facilities to attract new population. Therefore, for purpose of new population, only the new area of nearly 1,420 acres (575.10 hectares) on overall density of 60 persons to an acre will provide for 70,000 population. With existing population of 30,000 the urban area will adequately provide for a population of one lac.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given effect to by a set of Zoning Regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

Zoning Regulations

Governing use and development of land in the centre lined areas around Bahadurgarh as shown in Drawing No. RTP (R) 772/77, dated 4th July, 1977.

I—GENERAL

These zoning regulations forming part of the Development plan for the Controlled Areas around Bahadurgarh shall be called zoning regulations of the Development Plan for Bahadurgarh Controlled Area.

The requirements of these regulations shall extend to the whole of the area covered by the development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder :—

II DEFINITIONS

In these regulations :—

- (a) 'approved' means approved under the rules ;
- (b) 'Building rules' means rules contained in part VII of rules ;
- (c) 'Drawing' means Drawing No. RTP (R) 772/77, dated 4th July, 1977.
- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of a building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke gas, fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power ;
- (g) 'Local service industry' means an industry, the manufacture and product of which is generally consumed within the local Area for example, bakeries, ice-cream) manufacturing aerated waters, atta chakkies with power, laundry-dry cleaning and dyeing, repair and service of automobile scooters and cycles, repairs of household utensils, shoe making and repairing fuel, depots, etc. ;
- (h) 'Material-Date' means the 26th February, 1965, in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963,—vide Punjab Government notification No. 3959/2TCR-64/29556, dated 7th November, 1964, appearing in Punjab Government Gazette of 26th February, 1965 ;
- (i) 'Medium Industry' means all Industries other than light Industry and local service Industry and not omitting obnoxious or injurious fumes and odours ;
- (j) 'Non-Conforming Use' in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development plan ;
- (k) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any 'Municipal Service' including a fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 ;
- (m) 'Sector density' and 'colony density' shall mean the number of persons per hectare in sector area or colony area as the case may be :—

Explanation.—(i) In the definition the 'Sector area' or 'Colony Area' shall mean the area of the sector or colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony including

50 per cent land under the major roads surrounding the sector or colony and excluding the area unfit for building development within the sector or the colony as the case may be.

- (ii) For the purposes of calculations of sector density or colony density, it shall be assumed that 50 per cent of the Sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall, on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed ;
- (n) 'Site coverage' means the ratio expressed in percentage between the area covered by the ground fl or of a building and the area of the site ;
- (o) the terms 'Act' 'Colony', 'Colonizer', 'Development Plan' 'Sector' and 'Sector Plan' shall have the same meanings as assigned to them in the "Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965" ; and
- (p) in case of doubt, any other term shall have the same meaning as assigned to it in the "Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963."

III. MAJOR LAND USES/ZONES

(1) For purposes of these regulations, the various parts of the Controlled Areas indicated on the drawing shall be reserved for the following major land uses and to be designated as such :—

- (i) Residential.
- (ii) Commercial.
- (iii) Industrial.
- (iv) Transport and Communication.
- (v) Public Utilities.
- (vi) Public and Semi-Public.
- (vii) Open spaces.
- (viii) Agriculture.
- (ix) Undetermined.

IV. DIVISIONS INTO SECTORS

Major land uses mentioned at Serial Nos. (i) to (iii), (v) and (vi) in Regulation III above which are land uses for building purposes, have been divided into sectors as shown bounded by the major road reservations, and each sector shall be designated by the number as indicated in the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES

Main ancillary and allied uses, which subject to other regulations and the rules, may be permitted in the respective major land uses/zones are listed in Appendix 'A' sub-joined to the regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change, in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE

(1) Change of land use and development in sectors which are zoned for commercial and public and semi-public, use shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (1) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VIII. LAND RESERVATION OF MAJOR ROADS

(1) Land reservation of Major roads shall be as under :—

- | | |
|--|------------------|
| (i) Major road indicated as V-1 on the Drawing | 60 metres. |
| (ii) Major roads indicated as — | |
| V-1-A Delhi-Hissar Road | } Existing width |
| V-1-B Najafgarh Road | |
| VI-C Jhajjar Road | |
| VII-D Beri Road | |
| (iii) Major road marked as V-2 | 45 metres |
| (iv) Major road indicated as V-3 on the drawing
(roads along the boundaries of Sectors) | 30 metres |

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

IX. INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries shown in zones other than industrial zones in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned —

- (a) undertakes to pay to the Director as determined by him, the proportionate charges towards the external development of this site as and when called upon by the Director to do in this behalf; and
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non-conforming uses

(1) If a non-conforming use of a land has remained discontinued continuously for a period of two years, or more it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(2) If a non-conforming use of building is damaged to the extent of 50 per cent or more of its re-production value by fire, floods, explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be re-developed only for a conforming use.

XI. Relaxation of land use within agricultural zone

In the case of any land lying in Agricultural zone, Government may relax the provision of this development plan :—

- (a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secured permission for this purpose as per rules ; and
- (b) for use of land as an individual industrial site (as distinct from an industrial colony) provided that—
 - (i) the land was purchased prior to the material date or ;
 - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
 - (iii) the owner of the land secures permission for building as required under the rules ; and
 - (iv) the owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation.—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase, etc.

XII. The development to conform to sector and zoning plan

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

XIII. Density size and distribution of plots

(1) Every residential sector shall be developed to the density indicated and prescribed for it in the drawing subject to a maximum of 20 per cent variation allowed in either side of the prescribed sector density.

(2) In the case of a residential colony allowed under Regulation XI, the colony density of the colony area shall not exceed the limits laid down below :—

For area upto 100 hectares	..	150
For area larger than 100 hectares	..	112

XIV. Individual sites to form part of approved layouts

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxable has been granted as provided in regulation XI above, and
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XV. Site coverage and height or bulk of building in various uses

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the rules. In the case of other categories, the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under Regulation XVII, shall be as under :—

Type of the use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33½ per cent	150 per cent
(ii) Government Offices	.. 25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within commercial zone	50 per cent if air conditioning is not done. 75 per cent if air conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	.. 150 per cent

XVI. Building lines in front, sides and rear

This shall be provided in accordance with rule 51, 52 and 53.

XVII. Architectural Control

Every building shall conform to architectural control, wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

XVIII. Provision of farm houses outside abadi deh in agricultural zone

A farm house in rural zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm houses shall be permitted within 1 km. of the urbanizable limit of any urban settlement as determined in the Development/Master Plans.

(ii) Farm houses shall be permitted on the farms having not less than 2 hectares of area.

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hectares .. 150 sq. mtrs.

For every additional 0.4 hectare (with maximum of 300 sq. mtrs.) .. 15 sq. mtrs.

(iv) It shall be constructed single storeyed and its height shall not exceed 4 metres.

(v) It shall be at least 15 metres away from the edge of the agricultural land on all sides; provided that if land attached to the farm house abuts a road, the house shall be constructed with a maximum set back from the edge of the road as under :—

(a) where the road is bye-pass to a schedule road ... 100 metres.

(b) where the road is bye-pass to a schedule road .. 30 mtrs.

(c) any other road .. 15 mtrs.

XX. Relaxation of Development Plan

Government may in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as may deem fit to impose.

ANNEXURE 'A'

I. Residential Zone

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, Religious & Recreational buildings
- (iv) Public Utility Buildings
- (v) Educational buildings and all types of schools and colleges where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail shops and Restaurants
- (ix) Local Services Industries
- (x) Petrol filling stations
- (xi) Bus stops, Tonga, Taxi, Scooter, and Rickshaw stands
- (xii) Nurseries and green houses
- (xiii) Any other minor need ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II. Commercial Zone

- (i) Retail trade.
- (ii) Wholesale trade
- (iii) Warehouses and storage ..
- (iv) Commercial offices and banks ..
- (v) Restaurants, hotel and transient boarding houses including public assistance institutions providing residential accommodation like Dharmshala, tourist houses etc. ..

- (vi) Cinemas and other places of public assembly like theatres, clubs, dramatic clubs etc. run on commercial basis ..
- (vii) Professional establishments ..
- (viii) Residences on the first and higher floors ..
- (ix) Local Service industry ..
- (x) Public Utility Buildings ..
- (xi) Petrol filling station and service garages ..
- (xii) Loading and unloading yards ..
- (xiii) Parking spaces, bus stops, taxi, tonga and Rickshaw stands ..
- (xiv) Town Parks ..
- (xv) Any other use which the Director, in public interest may decide ..

III. Industrial Zone

- (i) Light Industry
- (ii) Medium industry
- (iii) Heavy industry
- (iv) Service industry
- (v) Warehouses and storages
- (vi) Public utility, community buildings and retail shops
- (vii) Parking, loading and unloading areas
- (viii) Truck stands, Bus stops, taxi, tonga and rickshaw stands
- (ix) Petrol filling stations and service garages
- (x) Any other use permitted by the Director

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

IV. Transport and Communication Zone

- (i) Railway yards railway station and sidings
- (ii) Transport Nagar, Roads and Transport Depots and parking areas
- (iii) Dock yard, Jettys, Piers
- (iv) Airports and Air stations
- (v) Telegraph offices, telephones and telephone exchanges
- (vi) Broad-casting stations
- (vii) Television Stations
- (viii) Agriculture, Horticulture and nurseries at approved sites and period
- (ix) Petrol filling stations and service garages
- (x) Parking spaces, bus stop, shelter taxi, tonga and rickshaw stands

At sites approved by the Director.

V. Public Utilities Zone

- (i) Water supply installations including treatment plants ..
- (ii) Drainage and Sanitary installations including disposal works ..
- (iii) Electric power plants, sub-station etc. and staff quarters at approved sites ..
- (iv) Gas installation and gas works ..

VI. Public and Semi-public Zone

- (i) Government offices, Government administration centres, secretariates, district offices, Law courts, Jails, police station, Governors and Presidents residences ..
- (ii) Educational, cultural and religious institutions ..
- (iii) Medical and Health Institutions ..
- (iv) Civic, Cultural and social institutions like theatres, opera houses etc. of a predominately non-commercial nature ..
- (v) Land belonging to defence ..
- (vi) Any other use which government in public interest may decide ..

VII. Open Spaces

- (i) Sports grounds, stadia and play grounds ..
- (ii) Parks and green belts ..
- (iii) Cemeteries, crematoria etc. ..
- (iv) Any other recreational use with the permission of the Director ..

VIII. Agricultural Zone

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Village house within abadi-deh ..
- (iii) Farm house outside Abadi deh subject to restrictions as laid down in zoning regulations (XVIII)
- (iv) Expansion of existing villages contiguous to Abadi-deh if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurisation plants
- (vi) Bus and railway stations
- (vii) Airports with necessary buildings
- (viii) Wireless stations
- (ix) Grain Godowns/storage spaces at sites approved by the Director
- (x) Weather station
- (xi) Land drainage and irrigation Hydro-electric work and tubewell for irrigation
- (xii) Telephone and electric transmission lines and poles

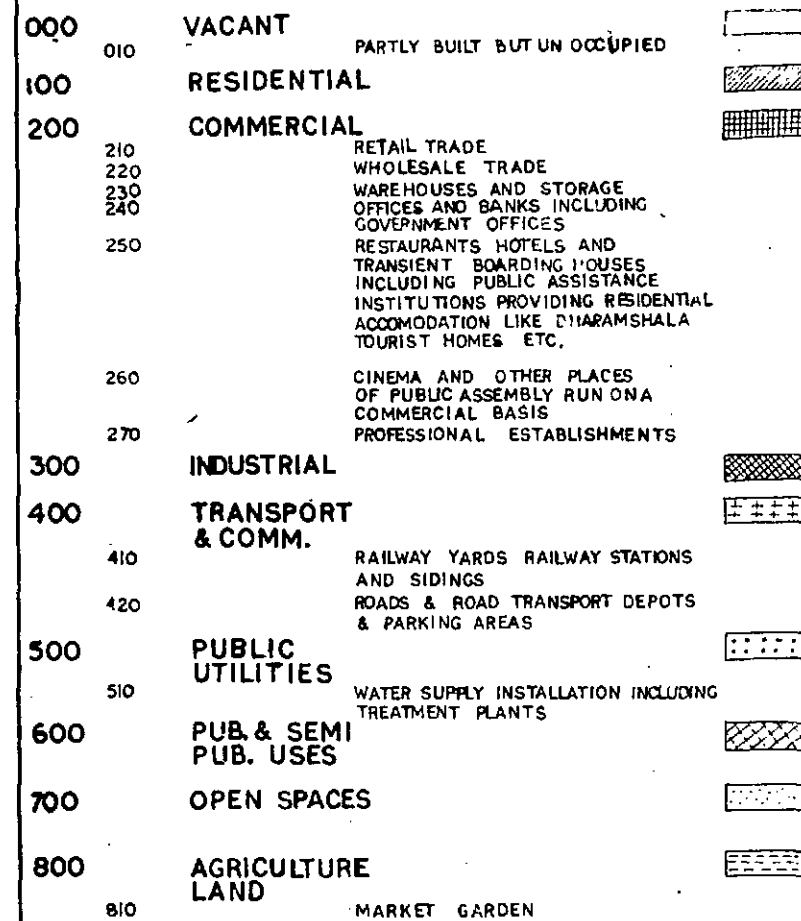
As approved by the Director.

-
- (xiii) Mining and extraction operations including lime and brick kilns, stone quarries and crushing subject to the rules and at approved sites ..
- xiv) Cremation and burial grounds ..
- (xv) Petrol filling stations and garage services ..
- (xvi) Hydro-electric thermal sub-stations ..
- (xvii) Any other use which Government may in public interest decide ..

(See Map on Page No. 839 and 841)

L. D. KATARIA, Secy.

EXISTING LAND USE



1: 16000

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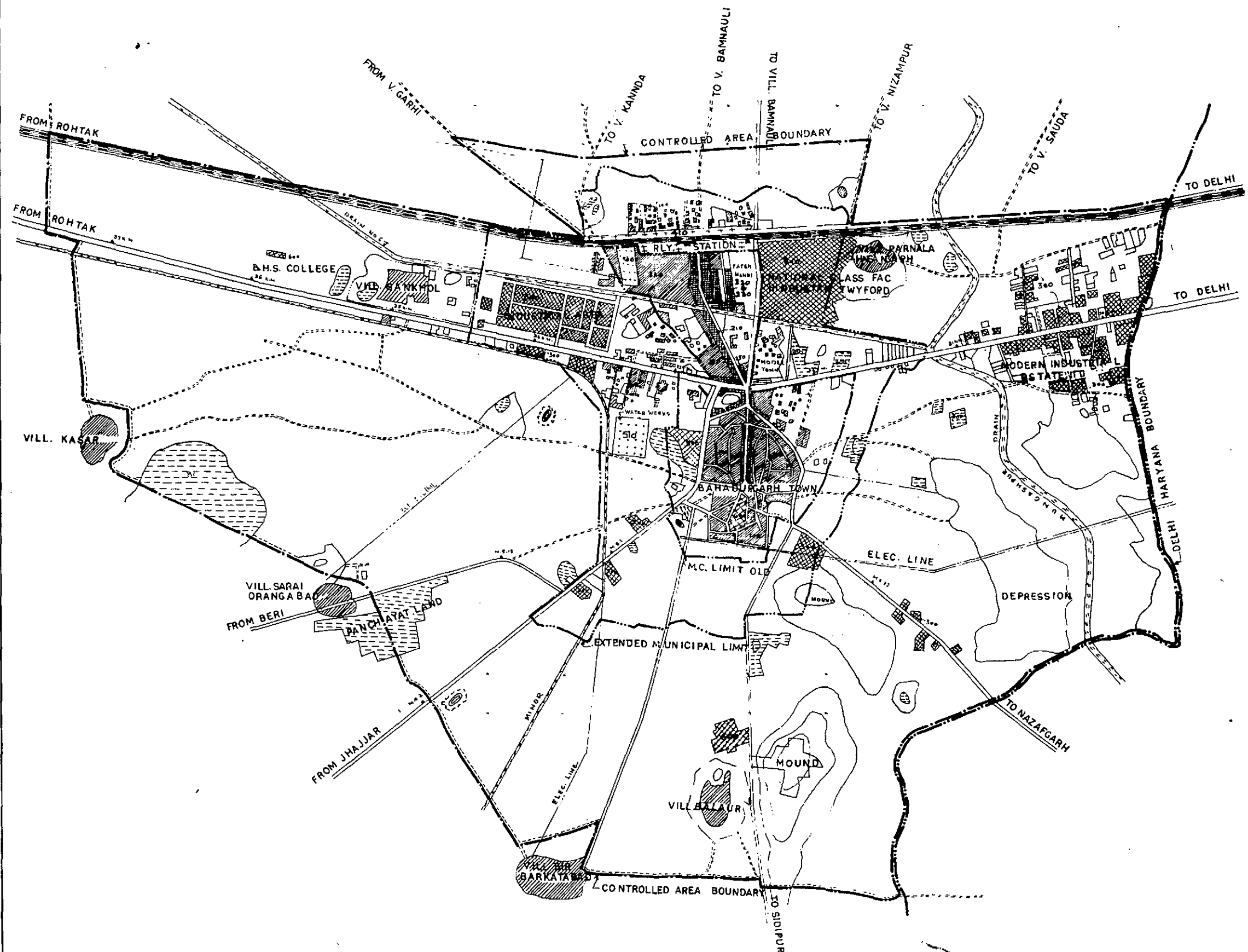
PLANNING ASSTT. *A. White Jr.*

ASSTT: TOWN PLANNER *Samuel*

DIVISIONAL TOWN PLANNER

REGIONAL TOWN PLANNER

SENIOR TOWN PLANNER




DIRECTOR

BAHADURGARH DEVELOPMENT PLAN (FINAL) PROPOSED LAND USE

000	VACANT	
100	RESIDENTIAL	
200	COMMERCIAL	
210	RETAIL TRADE	
220	WHOLESALE TRADE	
230	WAREHOUSES AND STORAGE	
240	OFFICES AND BANKS INCLUDING	
250	GOVT. OFFICES	
260	RESTAURANTS, HOSTELS, TRANSIENT	
270	BOARDING HOUSES INCLUDING PUBLIC	
	ASSISTANCE INSTITUTIONS INCLUDING	
	RESIDENTIAL ACCOMMODATION LIKE	
	DHARAMSHALA, TOURIST HOMES ETC.	
	CINEMA & OTHER PLACES OF PUBLIC	
	ASSEMBLY RUN ON A COMMERCIAL	
	BASIS	
	PROFESSIONAL ESTABLISHMENT	
300	INDUSTRIAL	
400	TRANSPORT & COMM.	
410	RAILWAY YARDS, RAILWAY STATIONS	
420	AND SIDINGS	
	ROAD AND ROAD TRANSPORT	
	DEPOTS & PARKINGS	
500	PUBLIC UTILITIES	
510	WATER SUPPLY INSTALLATIONS	
	INCLUDING TREATMENT PLANTS	
600	PUB. & SEMI PUB. USES	
700	OPEN SPACES	
800	PARKS	
880	AGRICULTURAL LAND	
	LAND UNDER WATER	
900	UNDETERMINED USE	
	EXISTING TOWN	
	PROPOSED DENSITY	
	SECTOR NUMBER	



1:16000

DRAWING NO. RTP(R) 772/77 DT. 4-7-77

DRAWN BY

PLANNING ASSTT:

ASSTT. TOWN PLANNER

DIVNL TOWN PLANNER

REGIONAL TOWN PLANNER

SENIOR TOWN PLANNER

DIRECTOR
